

EXHIBIT I

From: Marikay Snyder <msnyder@petersenhc.com>
Sent: Wednesday, December 13, 2023 9:46 AM
To: Candice Knox <cknox@capfundinc.com>; Dannelle Berry <dberry@petersenhc.com>
Cc: Mark Petersen <mpetersen@petersenhc.com>; Jen Loucks <jloucks@capfundinc.com>
Subject: RE: Petersen's Payment

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Candice,

We had a crypto attack at the end of October. We were without email at the facility level for basically a month. My entire AR billing system was encrypted including the actual software and we have had no progress recovering the data. The FBI was no help, nor were the outside 'specialists' we hired. Lost the email servers, lost the IP phone system, lost a payroll system, lost a significant amount of data of all kinds. The downside of being paperless is electronic files, hundreds of thousands of electronic files, are easy prey for these people. They hacked our back up system and initiated a purge.

We had to have the facility mail back copies of the last round of bills so we could try to recover current balances. We are billing manually and we are scrambling to get set up in a new system. Coupled with it being Christmas, when people like to not pay their bills anyway, not getting an invoice just gives them the 'moral' right not to pay, we are painfully cash poor.

There is no chance that we are going to make this month's payment. I've engaged Winston & Strawn to help with reorganization attempt.

From: Candice Knox <cknox@capfundinc.com>
Sent: Wednesday, December 13, 2023 7:53 AM
To: Marikay Snyder <msnyder@petersenhc.com>; Dannelle Berry <dberry@petersenhc.com>
Cc: Mark Petersen <mpetersen@petersenhc.com>; Jen Loucks <jloucks@capfundinc.com>
Subject: RE: Petersen's Payment

Good Morning,

Just following up on when we can anticipate receiving your mortgage payment for the month of December.

Thank You!

Best Regards,

Candice Knox
Asset Manager
Capital Funding, LLC
1422 Clarkview Road

Baltimore, MD 21209
Main: 410-342-3155 ext. 6075
Direct: 443-761-6075
Email : cknox@capfundinc.com

From: Candice Knox
Sent: Monday, December 11, 2023 11:17 AM
To: Marikay Snyder <msnyder@petersenhc.com>; Dannelle Berry <dberry@petersenhc.com>
Cc: mpetersen@petersenhc.com; Jen Loucks <jloucks@capfundinc.com>
Subject: Petersen's Payment

Good Morning,

Just follow up on the voicemail I left. As a friendly reminder, your bill was due on the 1st and will be subjected to late fees if received after 15th. If we get your payment after the 15th, you will be assessed a 2% late fee.

Can you please confirm that we will be receiving your payment on or before the 15th?

Thank You,

Candice Knox
Asset Manager
Capital Funding, LLC
1422 Clarkview Road
Baltimore, MD 21209
Main: 410-342-3155 ext. 6075
Direct: 443-761-6075
Email : cknox@capfundinc.com

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